AGENDA	ITEM:	A-2
JULIUA	II Livi.	Λ-2

DATE: JANUARY 2, 2018

ACTION: <u>APPROVED</u>

ACTION MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – DECEMBER 5, 2017 VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT: Gerald Luhr Chairperson

Michael Lucas Vice-Chairperson Richard Sadowski Commissioner Joe Ingraffia Commissioner Jesse Barron Commissioner

STAFF: Scot Graham Community Development Director

ESTABLISH QUORUM AND CALL TO ORDER MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

https://youtu.be/GCXw-MJUqAs?t=2m26s

Chairperson Luhr stated a citizen wanted him to ask staff what was the definition of a hedge.

Graham responded there would be a definition of a "hedge" in the development standard portion of the Zoning Code Update, which the GPAC Committee will review on the December 21st meeting. Graham stated there will be more exhibits and pictures provided in the Zoning Code report.

PRESENTATIONS - NONE

A. CONSENT CALENDAR

https://youtu.be/GCXw-MJUqAs?t=4m58s

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

MOTION: Vice-Chairperson Lucas move to approve the Consent Calendar. Commissioner Barron seconded and the motion passed (5-0).

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 Case No.: UP0-496 and AD0-124

Site Location: 550 Fresno Avenue, Morro Bay, CA

Project Description: The project is a request for Conditional Use Permit and Parking Exception approval for a single-story addition to an existing 952 sq. ft. nonconforming single-family residence. Specifically, the project includes the addition of 362 sq. ft. of habitable floor area, a 66 sq. ft. covered porch, and 52 sq. ft. for an exterior stair to access a new roof top deck above the new addition. The project is located within the R-1 Residential Zoning District and outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically exempt Section 15301, Class 1

Staff Recommendation: Conditionally Approve

Staff Contact: Joan Gargiulo, Assistant Planner (805) 772-6270

https://youtu.be/GCXw-MJUqAs?t=5m40s

COMMISSIONERS DISCLOSURE OF EX PARTE COMMUNICATIONS –

Chairperson Luhr recused himself from hearing the project as he had previous business dealings with the applicant and Commissioner Ingraffia recused himself because his residence was within 500 feet of the subject property.

Graham presented the staff report.

The Commissioners presented their questions and concerns to staff.

Vice-Chairperson Lucas opened the Public Comment period. https://youtu.be/GCXw-MJUqAs?t=17m57s

Donna Daniels, applicant, stated she has communicated to her neighbors regarding the project and has also been communicating with City Planner Joan on numerous occasions. Daniels noted there are no plans to put in a secondary dwelling unit.

Vice-Chairperson Lucas closed the Public Comment period. https://youtu.be/GCXw-MJUqAs?t=20m4s

Discussion between the Commissioners and staff.

MOTION: Commissioner Barron moved to approve the PC Resolution 26-17 which includes the findings and conditions of approval for permit UP0-496/AD0-124 for the 362 sq.ft. addition to a non-conforming residence and parking exception at 550 Fresno Avenue. Commissioner Sadowski seconded and the motion passed (3-0-2). https://youtu.be/GCXw-MJUqAs?t=23m20s

- C. NEW BUSINESS NONE
- D. UNFINISHED BUSINESS NONE
- E. PLANNING COMMISSIONER COMMENTS https://youtu.be/GCXw-MJUqAs?t=26m19s

ACTION MINUTES – MORRO BAY PLANNING COMMISSION REGULAR MEETING – DECEMBER 5, 2017

Vice-Chairperson Lucas thanked staff for the recognition dinner for those on Committees for the City, and commented on how spectacular the boat parade was.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENT https://youtu.be/GCXw-MJUqAs?t=27m2s

Graham notified the Commission there would be a couple of items on the December 19th agenda.

G. ADJOURNMENT

The meeting adjourned at 6:30 p.m. to the regular Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on December 19, 2017, at 6:00 p.m.

	Gerald Luhr, Chairperson
ATTEST:	
Scot Graham, Secretary	